

Municipal Clerk  
Atlanta, Georgia

**08-0-1471**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-08-07**  
Date Filed: 1-16-07

**AN ORDINANCE CORRECTING ORDINANCE 08-O-0310, ADOPTED BY CITY COUNCIL ON JUNE 2, 2008, APPROVED BY THE MAYOR ON JUNE 10, 2008 WHICH REZONED PROPERTY LOCATED AT 1175, 1197 and 1195 MCDONALD DRIVE, S.E. FROM THE I-1-C (LIGHT INDUSTRIAL-CONDITIONAL/BELTLINE OVERLAY DISTRICTS TO THE MR-4A-C(MULTIFAMILY RESIDENTIAL-CONDITIONAL) DISTRICT FOR THE PURPOSE OF INCLUDING THE CORRECT LEGAL DESCRIPTION.**

**WHEREAS,** Z-08-07 was approved for rezoning from the I-1-C (Light Industrial-Conditional)/Beltline Overlay Districts to the MR4A-C (Multifamily Residential-Conditional) District and adopted as amended by the City Council on June 2, 2008 and approved by the Mayor on June 10, 2008; and

**WHEREAS,** the applicant amended the application on March 4, 2008 to include an additional parcel and the sign posting, site plans advertisement, and public hearing included the additional parcel; and

**WHEREA,** the recommendations from the staff, Neighborhood Planning Unit, Zoning Review Board was based on the configuration of the property, as described in the attached legal description:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

**SECTION 1.** That Ordinance 08-O-0310 approved for rezoning from the I-1-C (Light Industrial-Conditional)/Beltline Overlay Districts to the MR4A-C (Multifamily Residential-Conditional) District and adopted as amended by the City Council on June 2, 2008 and approved by the Mayor on June 10, 2008; be corrected to include the legal description attached as "Exhibit A".

**SECTION 2** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

**SECTION 3.** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

# Attachment A

## LEGAL DESCRIPTION; PERIMETER OF TRACTS 1 THRU 4 (BASED ON SURVEY BY VALENTINO)

2-08-007

RECEIVED

WAR - 4 2008  
Bureau of Planning

All that tract or parcel of land lying and being in Land Lots 55 & 56 of the 14th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated as Tracts 1 thru 4 on a plat of survey prepared by Valentino and Associates, Inc., (Job #28008; Drawing #28008), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin set atop a bent 3/4" open-top pipe found (buried +-1' deep) at the intersection of the northwesterly right-of-way line of McDonald Drive (r/w varies; said 1/2" iron pin set being located 24.97 feet northwest of the center of pavement of said McDonald Drive), and the northeasterly right-of-way line of Milton Avenue (r/w varies; said 1/2" iron pin set being located 23.68 feet northeast of the center of pavement of said Milton Avenue).

THENCE proceeding along said northeasterly right-of-way line of Milton Avenue North 63 degrees 13 minutes 57 seconds West for a distance of 100.00 feet to a 1/2" iron pin set;

THENCE departing said northeasterly right-of-way line of Milton Avenue North 28 degrees 10 minutes 48 seconds East for a distance of 111.60 feet to a computed point;

THENCE North 28 degrees 10 minutes 48 seconds East for a distance of 57.00 feet to a computed point;

THENCE North 28 degrees 10 minutes 48 seconds East for a distance of 56.00 feet to a 1/2" iron pin set on the line which divides Land Lots 55 & 56;

THENCE proceeding along said line which divides Land Lots 55 & 56 South 88 degrees 30 minutes 06 seconds East for a distance of 9.29 feet to a 1/2" iron pin set;

THENCE departing said line which divides Land Lots 55 & 56 North 00 degrees 38 minutes 24 seconds East for a distance of 200.00 feet to a 1/2" iron pin set;

THENCE South 88 degrees 56 minutes 41 seconds East for a distance of 200.00 feet to a 1" open-top pipe found;

THENCE South 00 degrees 38 minutes 42 seconds West for a distance of 185.66 feet to a PK (masonry) nail set on the northerly right-of-way line of Englewood Avenue (r/w varies);

THENCE proceeding along said northerly right-of-way line of Englewood Avenue South 89 degrees 29 minutes 11 seconds West for a distance of 32.65 feet to a 1/2" iron pin set at the intersection/termini of the northerly right-of-way line of Englewood Avenue and the northwesterly right-of-way line of McDonald Drive;

THENCE departing said northerly right-of-way line of Englewood Avenue and proceeding along said northwesterly right-of-way line of McDonald Drive the following courses and distances:

South 36 degrees 30 minutes 24 seconds West for a distance of 17.76 feet to a 1/2" iron pin set on a line which is both the northwesterly right-of-way line of McDonald Drive and the line which divides Land Lots 55 & 56;

THENCE proceeding along said line which is both the northwesterly right-of-way line of McDonald Drive and the line which divides Land Lots 55 & 56 South 89 degrees 46 minutes 31 seconds West for a distance of 6.24 feet to a 1/2" iron pin set;

THENCE departing said line which divides Land Lots 55 & 56 and proceeding along said northwesterly right-of-way line of McDonald Drive the following courses and distances:

South 36 degrees 34 minutes 03 seconds West for a distance of 75.30 feet to a 3/4" open-top pipe found;

# Attachment A

THENCE South 36 degrees 29 minutes 03 seconds West for a distance of 74.02 feet to a 3/4" open-top pipe found;

THENCE South 36 degrees 28 minutes 26 seconds West for a distance of 147.79 feet to a 1/2" iron pin set atop a bent 3/4" open-top pipe found (buried +/- 1' deep) at the intersection of the northwesterly right-of-way line of McDonald Drive and the northeasterly right-of-way line of Milton Avenue, said 1/2" iron pin set being the POINT OF BEGINNING.

RECEIVED  
MAR - 4 2008  
Bureau of  
Planning

2-09-007

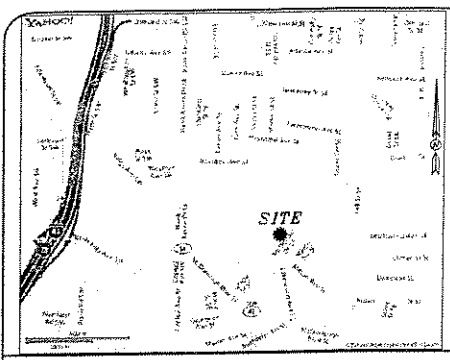
Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 1.625 acres or 70,798 square feet, and is intended to be the same tracts of land that were previously conveyed in Deed Book 8023, Page 308 and Deed Book 38545 Page 361, Fulton County Georgia Records, less the land conveyed at Deed Book 9332, Pages 98 thru 100.

2-08-007

RECEIVED  
MAR 14 2008  
Bureau of Planning

GRID NORTH  
GEORGIA WEST ZONE



VICINITY MAP  
NOT TO SCALE

SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAN ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) PURSUANT TO RULE 180-6-05 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CALLS  
L1 S 89°28'11"W 32.65'  
L2 S 36°30'24"W 17.76'  
L3 S 89°46'31"W 6.24'

UTILITY WARNING  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE INFORMATION ONLY. THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THEIR EXACT LOCATION. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAYBE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES.

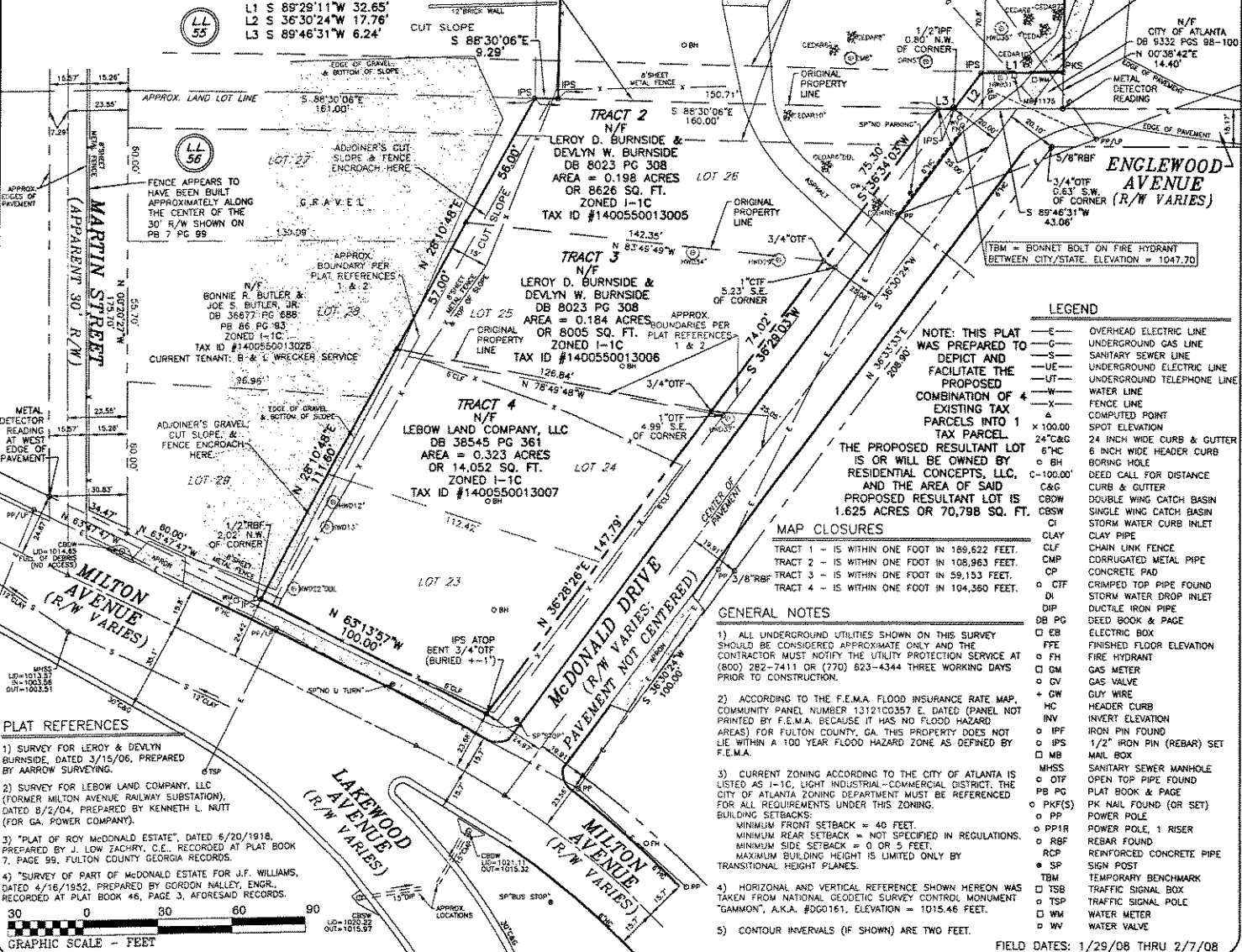
N/F  
BONNIE R. BUTLER &  
JOE S. BUTLER, JR.  
DB 36877 PG 688  
PB 86 PG 93  
ZONED I-1C  
TAX ID #1400550013025  
CURRENT TENANT: B & L  
WRECKER SERVICE

NOTE: PB 36 PG 14, PB 46 PG 3, & SURVEY BY AAROW (PLAT REFERENCE #1) DEPICT AN APPARENT UNOPEN AND/OR UNUSED R/W OF ENGLEWOOD AVENUE IN THIS AREA. HOWEVER, PB 7 PG 99, PB 86 PG 93, PLAT ATTACHED TO DB 9332 PG 100, & CURRENT TAX MAP SHOW NO R/W WHATSOEVER. CURRENT FIELD CONDITIONS INDICATE THAT THIS AREA HAS NOT BEEN USED AS A ROADWAY FOR A CONSIDERABLE TIME, IF EVER.

N/F  
METAL FABRICATORS, INC.  
DB 2433 PG 353  
PB 36 PG 14  
ZONED I-1C  
TAX ID #1400550013003

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 2 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE PILE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 96,381 FEET. FOR THE ADJUSTED ACCURACY OF THIS PLAT, SEE MAP CLOSURE TABLE.



PLAT REFERENCES

- 1) SURVEY FOR LEROY & DEVLIN BURNSIDE, DATED 3/15/06, PREPARED BY AAROW SURVEYING.
- 2) SURVEY FOR LEROY LAND COMPANY, LLC (FORMER MILTON AVENUE RAILWAY SUBSTATION), DATED 8/2/04, PREPARED BY KENNETH L. NUTT (FOR GA. POWER COMPANY).
- 3) "PLAT OF ROY McDONALD ESTATE", DATED 6/20/1918, PREPARED BY J. LOW ZACHRY, C.E., RECORDED AT PLAT BOOK 7, PAGE 99, FULTON COUNTY GEORGIA RECORDS.
- 4) "SURVEY OF PART OF McDONALD ESTATE FOR J.F. WILLIAMS, DATED 4/16/1952, PREPARED BY GORDON NALLEY, ENCL., RECORDED AT PLAT BOOK 46, PAGE 3, AFORESAID RECORDS.

GRAPHIC SCALE - FEET

LEGEND

- E - OVERHEAD ELECTRIC LINE
- G - UNDERGROUND GAS LINE
- S - SANITARY SEWER LINE
- UE - UNDERGROUND ELECTRIC LINE
- UT - UNDERGROUND TELEPHONE LINE
- W - WATER LINE
- F - FENCE LINE
- C - COMPUTED POINT
- X 100.00 - SPOT ELEVATION
- 24" C&G - 24 INCH WIDE CURB & GUTTER
- 6" C&G - 6 INCH WIDE HEADER CURB
- Ø BH - BORING HOLE
- C-100.00' - DEED CALL FOR DISTANCE
- C&G - CURB & GUTTER
- CBOW - DOUBLE WING CATCH BASIN
- CSBW - SINGLE WING CATCH BASIN
- CI - STORM WATER CURB INLET
- CL - CLAY PIPE
- CLF - CHAIN LINK FENCE
- CHP - CORRUGATED METAL PIPE
- CP - CONCRETE PAD
- Ø CTF - CRAMPED TOP PIPE FOUND
- DI - STORM WATER DROP INLET
- DIP - DUCTILE IRON PIPE
- DB PG - DEED BOOK & PAGE
- EB - ELECTRIC BOX
- FE - FINISHED FLOOR ELEVATION
- Ø FH - FIRE HYDRANT
- Ø GM - GAS METER
- Ø GV - GAS VALVE
- Ø GW - GUY WIRE
- HC - HEADER CURB
- INV - INVERT ELEVATION
- Ø IPF - IRON PIN FOUND
- Ø IPS - 1/2" IRON PIN (REBAR) SET
- Ø MB - MAIL BOX
- MHSS - SANITARY SEWER MANHOLE
- Ø OTF - OPEN TOP PIPE FOUND
- PB PG - PLAT BOOK & PAGE
- Ø PPKFS - PK NAIL FOUND (OR SET)
- Ø PP - POWER POLE
- Ø PPR - POWER POLE, 1 RISER
- Ø RF - REBAR FOUND
- RCP - REINFORCED CONCRETE PIPE
- Ø SP - SIGN POST
- TBM - TEMPORARY BENCHMARK
- Ø TSB - TRAFFIC SIGNAL BOX
- Ø TM - TRAFFIC SIGNAL POLE
- Ø WM - WATER METER
- Ø WV - WATER VALVE

NOTE: THIS PLAT WAS PREPARED TO DEPICT AND FACILITATE THE PROPOSED COMBINATION OF EXISTING TAX PARCELS INTO 1 TAX PARCEL. THE PROPOSED RESULTANT LOT IS OR WILL BE OWNED BY RESIDENTIAL CONCEPTS, LLC, AND THE AREA OF SAID PROPOSED RESULTANT LOT IS 1.625 ACRES OR 70,798 SQ. FT.

MAP CLOSURES

- TRACT 1 - IS WITHIN ONE FOOT IN 189,622 FEET.
- TRACT 2 - IS WITHIN ONE FOOT IN 108,963 FEET.
- TRACT 3 - IS WITHIN ONE FOOT IN 59,153 FEET.
- TRACT 4 - IS WITHIN ONE FOOT IN 104,360 FEET.

GENERAL NOTES

- 1) ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (800) 282-7411 OR (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.
- 2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0387 E, DATED (PANEL NOT PRINTED BY F.E.M.A. BECAUSE IT HAS NO FLOOD HAZARD AREAS) FOR FULTON COUNTY, GA. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 3) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS I-1C, LIGHT INDUSTRIAL-COMMERCIAL DISTRICT. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. BUILDING SETBACKS:
  - MINIMUM FRONT SETBACK = 40 FEET.
  - MINIMUM REAR SETBACK = NOT SPECIFIED IN REGULATIONS.
  - MINIMUM SIDE SETBACK = 0 OR 5 FEET.
  - MAXIMUM BUILDING HEIGHT IS LIMITED ONLY BY TRANSITIONAL HEIGHT PLANES.
- 4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM NATIONAL GEODETIC SURVEY CONTROL, MONUMENT "GAMMON", A.K.A. #D00161, ELEVATION = 1015.46 FEET.
- 5) CONTOUR INTERVALS (IF SHOWN) ARE TWO FEET.

FIELD DATES: 1/29/08 THRU 2/7/08

VALENTINO & ASSOCIATES, INC.  
LAND SURVEYORS  
1280 WINCHESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30080  
PHONE (770) 438-0015 FAX (770) 435-6050

RESIDENTIAL CONCEPTS, LLC

LAND LOTS 55 & 56, 14TH DISTRICT CITY OF ATLANTA FULTON COUNTY, GEORGIA

08-0310

(Do Not Write Above This Line)

AN ORDINANCE Z-08-07  
BY ZONING COMMITTEE

An Ordinance to rezone from the I-1-C (Light Industrial-Conditional) District to the MR-4a (Multi-family Residential) District, property located at 1175, 1197 and 1195 McDonald Drive, S.E., fronting approximately 112 feet on the north side of Milton Avenue, beginning approximately 2 feet from the northwest corner of McDonald Drive. Depth: varies. Area: approximately 1.28 acres. Land Lot 55, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: LEROY D. AND DEVLYN W. BURNSIDE  
APPLICANT: MITCH JAFFE AND SCOT DUN  
NPU - Y  
COUNCIL DISTRICT 1

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☐ PERSONAL PAPER REFER

Date Referred 2/13/08  
Referred To: 228/2007  
Date Referred ADOPTED BY  
Referred To: JUN 02 2008  
Date Referred  
Referred To: COUNCIL

First Reading  
Committee  
Date  
Chair  
Referred To

Committee  
Date 2/13/08  
Chair  
Action  
Fav. Adv. Hold (see rev. side)  
Members

Committee  
Date  
Chair  
Action  
Fav. Adv. Hold (see rev. side)  
Other  
Members

Committee  
Date  
Chair  
Action  
Fav. Adv. Hold (see rev. side)  
Other  
Members

Committee  
Date  
Chair  
Action  
Fav. Adv. Hold (see rev. side)  
Other  
Members

FINAL COUNCIL ACTION  
☐ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

JUN 02 2008

JUN 02 2008

MUNICIPAL CLERK

APPROVED

MAYOR

AS AMENDED



City Council  
Atlanta, Georgia

**08-O-0310**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-08-07**  
Date Filed: 01-16-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1175, 1197 and 1195 McDonald Drive, S.E.**, be changed from the I-1-C ( Light Industrial-Conditional)/Beltline Overlay Districts to the MR-4A-C (Multi-family Residential) District, to wit:


ALL THAT TRACT or parcel of land lying in Land Lot 55, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

  
Deputy Clerk

ADOPTED as amended by the Council  
APPROVED by the Mayor

JUN 02, 2008  
JUN 10, 2008



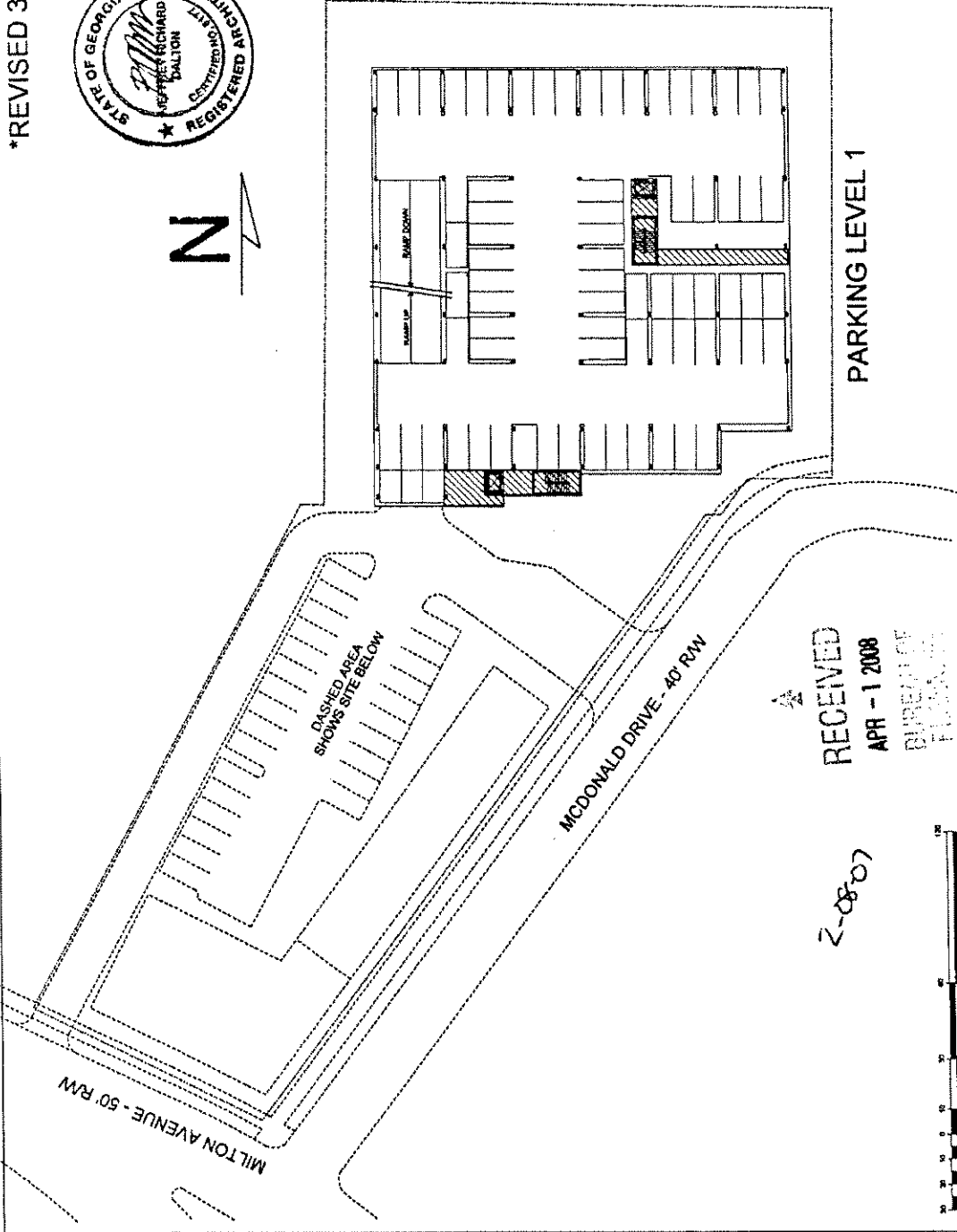
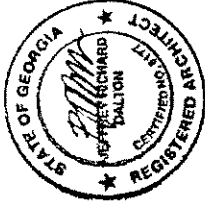
**Conditions for Z-08-07 for 1211 & 1175 McDonald Drive, S.E.**

Site plan titled "1211 & 1175 McDonald Drive, S.E." dated 1/7/08 and marked received by the Bureau of Planning on April 1, 2008.





\*REVISED 3/25/08\*



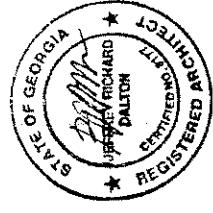
<b>1211 &amp; 1175 MCDONALD DRIVE</b> PROPOSED ZONING: MR-4A EXISTING BUILDING TO BE REMOVED PROPOSED BUILDING: 5-STORY RESIDENTIAL BUILDING HEIGHT = 80' FROM PARKING LEVEL 1 ADDITIONAL 2 AND 3 STORY LINENWORK BUILDINGS AT STREET LEVEL TOTAL 110 UNITS = 8000 SF COMMERCIAL	
PROPOSED ZONING: MR-4A USING SECTION 4 FROM LUX TABLE FAR 1.40 (1.40 TABLE) TOSR NONE UOSR .43 (.43 TABLE) PARKING 1.2 (.73 TABLE)	SITE NET AREA 70,226 SF SITE GROSS AREA 80,593 SF FAR 1.40 ALLOWABLE SF 120,084 SF BUILDING FOOTPRINT 28,100 SF RESIDENTIAL FLOOR AREA: 114,004 SF (95%) COMMERCIAL FLOOR AREA 6,000 SF (5%) TOTAL SF 120,004 SF 120,004 SF / 80,593 SF = 1.48 FAR
TOSR NONE REQUIRED UOSR .43 REQUIRED 34,855 SF BUILDING FOOTPRINT 28,100 SF PARKING AREAS/SPACES 17,838 SF ROOF TOP GARDENS AND BALCONIES - NOT IN CALC. TOTAL SF DRIVES/BUILDING 45,008 SF 80,593 SF - 45,008 SF = 34,855 SF 34,855 SF / 80,593 SF = .430 UOSR	
PROJECT PARKING RESIDENTIAL - 73 SPACES REQUIRED TOTAL UNITS 110, SPACES PROVIDED 132 132/110 = 1.2 SPACES PER DWELLING UNIT COMMERCIAL - 1 SPACE PER 600 SF 5000 SF / 600 SF = 8 SPACES PARKING PROVIDED: 132 + 10 = 142 TOTAL	
MR-4A LANDSCAPE BUFFER PER QUALITY OF LIFE STREET STANDARDS COLLECTOR AND ARTERIAL STREETS NON-ARTERIAL STREET 6' STREET FURN ZONE (LANDSCAPE) 5' SUPPLEMENTAL ZONE (LANDSCAPE)	

SHEET NO. 1  
 JANUARY 7, 2008  
 SCALE 1" = 40'  
 Z1.18

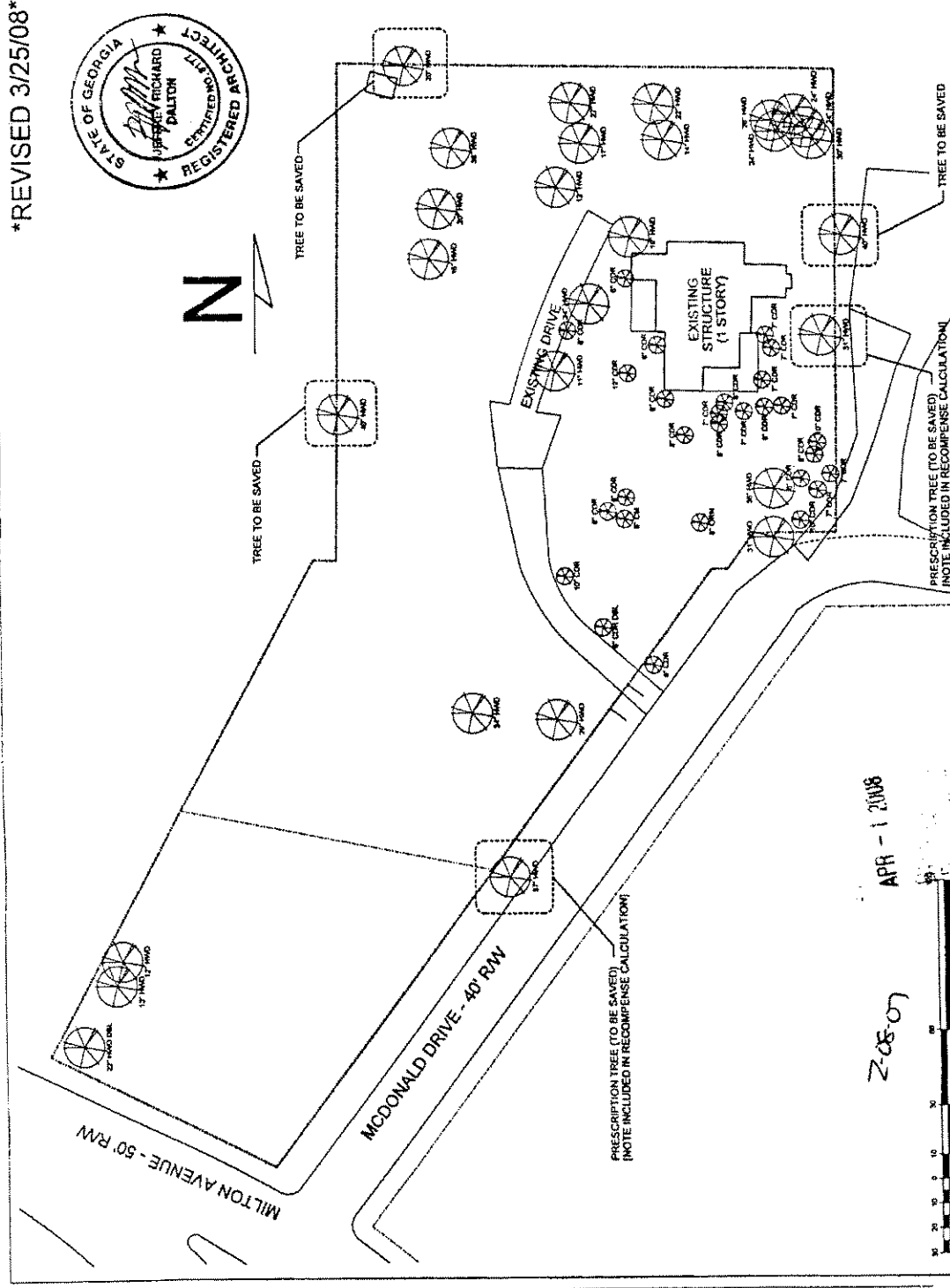
PROJECT  
**1211 & 1175 MCDONALD DR SE**

ROW  
 HOUSE

\*REVISED 3/25/08\*



TREE CALCULATIONS	
SITE DATA	
AREA	1.30 ACRES
MAJORITY OF PARKING LOCATED BELOW BLDG	
IMPERVIOUS AREA (TERRACE ABOVE PARKING)	6480 SF
INTERNAL GREEN SPACE ADDED (PLANTING ZONE ON TERRACE) AT IMPERVIOUS AREA (MUST TOTAL 10%)	650 SF 10%
TREES AT PARKING AREA	
PARKING SPACES PROVIDED EXTERIOR	
1 TREE PER 6 SPACES	
26 SPACES = 4 TREES REQUIRED	
4 TREES PROVIDED AT PARKING AREA	
NEW TREES ADDED AT SITE	
16 OCTOBER GLORY MAPLE (2.5')	
5 REDBUD (2.5')	
8 NUTTALL OAK (4')	
8 ALICE ELM (4')	
35 TREES ADDED = 105.5' TOTAL	
TREE DENSITY CALCULATIONS	
TREE DENSITY REQUIRED (90' / ACRE)	
90' ACRE X 1.30 ACRES = 117' REQUIRED	
107 DBH CALIPER EXISTING TREES SAVED	
105.5' DBH CALIPER TREES ADDED NEW	
205.5' DBH CALIPER TOTAL	
117' REQUIRED	
THEREFORE THE TREE DENSITY REQUIREMENT IS SATISFIED	
EXISTING TREES DESTROYED OR REMOVED	
NUMBER OF TREES REMOVED = 53	
DBH EXISTING TREES REMOVED = 802 DBH	
EXISTING TREES TO BE SAVED	
NUMBER OF TREES SAVED = 3	
DBH EXISTING TREES SAVED = 100 DBH	
TREE RECOMPENSE CALC.	
RECOMPENSE COSTS	
\$100.00 / # TREES LOST (# TREES REPLACED)	
= \$30.00 / # DBH * LOST - #DBH * REPLACED	
RECOMPENSE COSTS	
100 * 30.00 = \$3000.00 (802-105.5)	
1800 * 20.00 = 22,800	
COST = \$22,800	



APR - 1 2008

Z-08-07



GRAPHIC SCALE

ROW HOUSE

1175 MCDONALD DRIVE, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

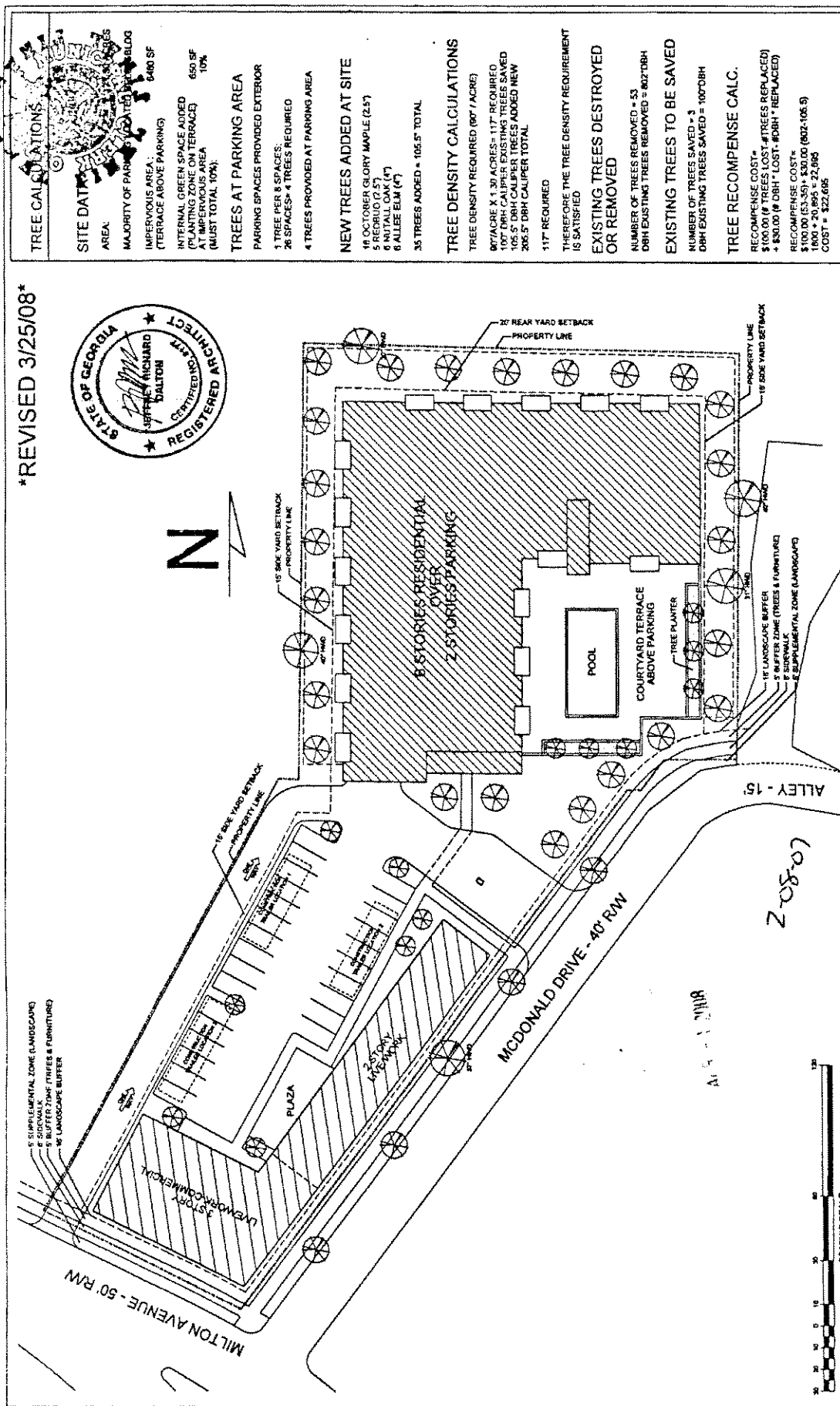
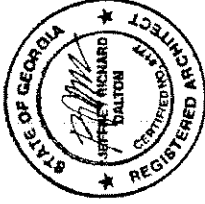
1211 & 1175 MCDONALD DR SE

EXISTING TREE PLAN

SCALE 1" = 40'

Z1.2

\*REVISED 3/25/08\*



# TREE CALCULATIONS

## SITE DATA

AREA: 640 SF  
 MAJORITY OF PARKING: 10%  
 IMPERVIOUS AREA: 640 SF  
 (TERRACE ABOVE PARKING)  
 INTERNAL GREEN SPACE ADDED  
 (PLANTING ZONE ON TERRACE)  
 AT IMPERVIOUS AREA  
 (MUST TOTAL 10%)

## TREES AT PARKING AREA

PARKING SPACES PROVIDED EXTERIOR  
 1 TREE PER 8 SPACES:  
 26 SPACES = 4 TREES REQUIRED  
 4 TREES PROVIDED AT PARKING AREA

## NEW TREES ADDED AT SITE

16 OCTOBER GLORY MAPLE (2.5")  
 5 REDBUD (2.5")  
 6 WHITE OAK (4")  
 6 ALICE ELM (4")  
 35 TREES ADDED = 105.5" TOTAL

## TREE DENSITY CALCULATIONS

TREE DENSITY REQUIRED (907 / ACRE)  
 907 ACRES X 1.30 ACRES = 117" REQUIRED  
 107 DBH CALIPER EXISTING TREES SAVED  
 105.5" DBH CALIPER TREES ADDED NEW  
 205.5" DBH CALIPER TOTAL  
 117" REQUIRED

THEREFORE THE TREE DENSITY REQUIREMENT IS SATISFIED

## EXISTING TREES DESTROYED OR REMOVED

NUMBER OF TREES REMOVED = 53  
 DBH EXISTING TREES REMOVED = 802 DBH  
 EXISTING TREES TO BE SAVED  
 NUMBER OF TREES SAVED = 3  
 DBH EXISTING TREES SAVED = 100 DBH

## TREE RECOMPENSE CALC.

RECOMPENSE COST:  
 \$100.00 / # TREES LOST / # TREES REPLACED  
 = \$30.00 / # DBH \* LOST / # DBH \* REPLACED  
 RECOMPENSE COST:  
 \$100.00 / 53.50 = \$30.00 (802-105.5)  
 1000 \* 20.895 = 22,895  
 COST = \$22,895

SHEET TITLE: TREE REPLACEMENT PLAN  
 DATE: JANUARY 7, 2008  
 SHEET NO.: Z1.2a

1211 & 1175 MCDONALD DR SE

ROW HOUSE

GRAPHIC SCALE



RECEIVED

JAN 13 2008

Bureau of  
Planning

EXHIBIT "A"

2-04-007

all that tract or parcel of land lying and being in Land Lots 55 and 56 of the 14th District of Fulton County, Georgia, being Lots 19, 25 and 26, Subdivision of the Donald Roy McDonald Estate property, as per survey for J. F. Williams, recorded April 22, 1952 in Plat Book 46, page 3, Fulton County Records, and being more particularly described as follows:

BEGINNING on the Northwestern side of McDonald Drive, 148 feet Northeasterly from the intersection of the Northwestern side of McDonald Drive with the Northeastern side of Milton Avenue, said point of beginning being marked by a concrete and brass marker at the Northeastern corner of Lot 24 in said subdivision; thence Northeasterly along the Northwestern side of McDonald Drive, One Hundred Fifty Three and Four-tenths (153.4) feet to an iron pin on the line dividing said Land Lots 56 and 55; thence East along said land lot line, Forty Two and Eight-tenths (42.8) feet to an iron pin located at the Southwest corner of property now or formerly owned by Metal Fabricators, Inc.; thence North along the West line of said Metal Fabricators, Inc. property, Two Hundred (200) feet to an iron pin; thence West along the South line of said Metal Fabricators, Inc. property, Two Hundred (200) feet to an iron pin; thence South, Two Hundred (200) feet to an iron pin on said line dividing Land Lots 55 and 56; thence West along said land lot line, Two and Eight-tenths (2.8) feet to an iron pin at the Northeastern corner of Lot 27; thence Southwesterly along the rear lines of Lots 27 and 28, One Hundred Fifteen and Five-tenths (115.5) feet to a concrete and brass marker at the Northwestern corner of Lot 24 aforesaid; thence Easterly along the Northern line of Lot 24, One Hundred Twenty Seven (127) feet to the concrete and brass marker on the Northwestern side of McDonald Drive at the point of beginning; being improved property known as No. 1175 McDonald Drive, Atlanta, Georgia.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING  
PARCEL OF LAND:

ALL that tract or parcel of land lying and being in the City of Atlanta in Land Lot 55 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of the south line of Land Lot 55 with the westerly right-of-way of McDonald Drive (Plat Book 46, page 3,) Fulton County Records; running thence north  $35^{\circ}50'$  east a distance of 17.76 feet, along the westerly right-of-way of McDonald Drive to the intersection of the proposed northerly right-of-way of Englewood Avenue; running thence due east a distance of 32.40 feet along the proposed northerly right-of-way of Englewood Avenue to a point; running thence due south a distance of 14.40 feet to a point on the south line of Land Lot 55; running thence due west a distance of 42.08 feet to the point of beginning.

Said tract containing 541.04 square feet.

RCS# 20.3  
6/02/08  
3:11 PM

Atlanta City Council

REGULAR SESSION

CHANGE FROM I-1-C TO MR-4A-C  
1175 1197 1195 MCDONALD DR.  
ADOPT AS AMEND

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 1

Y Archibong	Y Moore	NV Mitchell
Y Fauver	Y Martin	Y Norwood
Y Shook	Y Maddox	Y Willis
Y Muller	Y Sheperd	NV Borders

08-O-0310